

07/27/2026

Commercial Agent Full



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MLS #	676412	Sale/Rent/Auction	For Sale
Status	Active	Building Size SqFt	3,001 - 5,000
Type	Commercial Service	Gross Bldg SqFt	7,144.00
Address	106 E Shadybrook		
Address 2		Land SqFt	21,120.00
	Cheney, KS 67205	Net Rentable SqFt	
County	Sedgwick	Max Contiguous SqFt	3,572.00
Subdivision		Vacant SqFt	3,572.00
Asking Price	\$230,000	Original Price	\$230,000
Sale/Lease		# of Stories	1
		Year Built	1989
		Number of Acres	0.48
Parcel ID	087-173-05-0-43-01-027.02		

General Info

Display on Public Websites	Yes	Display Address	Yes
VOW: Allow 3rd Party Comm	Yes	VOW: Allow AVM	Yes
Zoning	See Remarks	Present Use of Bldg	Vacant

Legal BEG 1052.67 FT N & 226 FT E SW COR SE1/4 E 176 FT N 120 FT W 176 FT S 120 FT TO BEG SEC 5-28-4W

Directions Going east from Main St and Shadybrook Dr, building on the left.

Features

LOADING DOCK None	RAIL None
OVERHEAD DOORS 3	PARKING Parking Lot, Other/See Remarks
ROAD FRONTAGE City Arterial	LOCATION Freestanding
CONSTRUCTION Frame	SIDEWALL HEIGHT Less than 10 Ft
ROOF Composition	FLOORS Carpet, Tile
PROPOSED FINANCING Sell in Entirety, Cash	ELECTRICAL 220 Volt
OWNERSHIP Individual	HEATING Forced Air, Gas
TENANT PAID EXPENSES None	COOLING Central Air, Electric
OWNER PAID EXPENSES None	TERMS OF LEASE No Leases
DOCUMENTS ON FILE Documents Online	POSSESSION At Closing
MISCELLANEOUS FEATURES Fire Escape	UTILITIES AVAILABLE Gas, Electric, City Water, City Sewer
	FLOOD INSURANCE Unknown

Taxes & Financing

Assumable Y/N No	General Property Taxes \$2,783.00	General Tax Year 2025
Special Balance 0.00	Special Taxes 4.00	Special Tax Year 2025
Gross Income	Value Improved N/A	Earnest Amount %/\$

Comments

Public Remarks Opportunity meets versatility at 106 E Shadybrook Dr in Cheney! This commercially zoned property offers an impressive amount of space and a flexible layout that opens the door to countless possibilities. Featuring 3 bedrooms, 2 full bathrooms, 4 half bathrooms, multiple gathering spaces, separate entrances, an unfinished basement and a 3-car garage, the property could accommodate a variety of commercial, investment or redevelopment visions. Adding to its potential, a previous owner obtained a Special Use Permit allowing the property to be converted to residential use with up to four units. While that permit does not transfer with the sale, a new owner may pursue the approval process again with the appropriate governing authority. Whether you envision a new business location, income-producing investment or future residential conversion, this is a rare chance to create something truly unique in the heart of Cheney. Bring your vision—the possibilities here are worth exploring!

Office and Showing Information

List Office Keller Williams Hometown Partners	List Office Ph OFF: 316-729-8500	List Date 7/23/2026
List Agent Amy Preister	List Agent Ph CELL: 316-650-0231	Expiration Date
Co-List Office	Co-List Off ...	Agent Type Designated Sell Agent
Co-List Agent	Co-List Age...	Input Date 7/23/2026 3:43 PM
To Show Call Showing #		
DOM 4 / 4	Showing Ph Supraone	
Type of Listing Excl Right w/o Reserve / Full Service		

Private Remarks

Virtual Tour

How Sold	Pending Date	Closing Date
Net Sold Price	Includes Lot Y/N	Previously Listed
Sale Price		
Selling Office	Selling Agent	
Co-Selling Off	Co-Selling Agent	Short Sale Y/N
Appraiser Name	Seller Pd Loan Asst.	